



FREMONT PLANNING BOARD

May 12, 2010

Special Work Session Minutes

Approved May 19, 2010

Present: Chairman Roger Barham, Vice-Chair and CC Rep. John (Jack) Karcz, Selectman Brett Hunter, RPC Circuit Rider Brian Groth, and Land Use AA/Recording Secretary Meredith Bolduc.

Also present: Andy Kohlhofer

WORK SESSION

This was a special work session of some Members of the Planning Board, working as a sub-committee to discuss and recommend amendments to the Future Land Use portion of the Existing and Future Land Use chapter of the Master Plan (to include the new Commercial Zone) that would reflect the mission of the commercial zones.

The work session began at 7:05 pm.

Mr. Groth distributed hand-outs to correspond with the power point presentation he conducted relative to the 2 types of commercial zones that were defined as a result of the 2007 adoption of the Zoning District Ordinance. The hand-outs were actually worksheets that each Member used for rating the different types of development, architecture, business type and landscaping that were in pictures of various commercial buildings Mr. Groth showed, and how the member felt each one would fit into each commercial district. The rating exercise was done for both the Commercial Highway District and for the Corporate Commercial District.

The Members then reviewed their ratings and discussed their rational for the grades they gave to each picture.

Mr. Groth collected the worksheets and stated that he will put together the results of this exercise and bring it to the Board for review. He will then begin drafting the updates that are the result of that review and bring the update back to the Board for approval to move on to public hearing for acceptance.

Mr. Groth recommended adding an update to the Vision Chapter of the Master Plan to reflect the proposed desirable commercial development.

There was a discussion relative to the need for some zoning amendments, mostly for height and density restrictions, to more closely fit commercial development. It was noted that the current zoning regulations are generally meant for residential development and wetland issues.

The group adjourned at 8:50 pm.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary